

**March 2005**

**Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)**

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
		1	2	3 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	4	5
6	7 Board of Supervisors Meeting	8	9 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	10 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	11	12
13	14	15	16 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	17 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	18	19
20	21 Board of Supervisors Meeting	22	23 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	24 No Planning Commission Meeting	25	26
27	28	29	30 No Planning Commission Meeting	31 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>		
			<p><b>Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.</b></p> <p><b>All Planning Commission Meetings for the month of March will begin at 8:15 pm.</b></p>			

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 3, 2005**

*Posted: 10/26/04*  
*Finalized: 3/4/05*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS DEFERRED**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2004-PR-008 & FDP 2004-PR-008	Edgemoore Land LLC	R. Murray	D/O deferred to 3/23/05 (P/H on 11/17/04)
Public Facilities Manual Amendments – drainage divides, posting handicapped signs and cash deposits (Comm. Frost Wilson)		J. Leavitt	D/O deferred to 3/10/05
RZ 2004-MV-020	Gunston Center LLC	C. Belgin	D/O deferred indefinitely
SEA 01-L-024	Kingstowne Town Center	P. Braham	P/H deferred indefinitely

**PUBLIC HEARINGS HELD**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Amendment Fees (Commissioner Hart)	DPWES DPZ	J. Leavitt D. McNeally	Recommend Approval
SE 2004-PR-026	Chevy Chase Bank	B. Sherman	Recommend Approval
2232-Y05-2	Fairfax County School Board (Lights at Colin Powell E.S.)	D. Marshall	Approved
S04-III-FC1	Out-of-Turn Plan Amendment (Center Pointe Church)	L. Hush	Decision deferred to 3/16

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 3, 2005**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS DEFERRED**

**COUNTYWIDE**

**PUBLIC FACILITIES MANUAL AMENDMENTS** – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **DEFERRED TO 3/10/05**

**LEE DISTRICT**

**SEA 01-L-024 - KINGSTOWNE TOWNE CENTER, LP** - Appl. under Sect. 6-205 of the Zoning Ordinance to amend SE 01-L-024 previously approved for fast food restaurants to permit additional square footage for fast food restaurants. Located at 5925, 5935, 5955 and 5965 Kingstowne Blvd. within Kingstowne Towne Center on approx. 25.21 ac. of land zoned PDC. Tax Map 91-2 ((1)) 36G, 36I and 36H pt. **DEFERRED INDEFINITELY**

**MT. VERNON DISTRICT**

**RZ 2004-MV-020 - GUNSTON CENTER LLC** - Appl. to rezone from R-1 and I-4 to I-4 to permit industrial use with an overall Floor Area Ratio (FAR) of 0.22 and a waiver of minimum lot width requirement. Located E. of Route 1, W. of Richmond, Fredericksburg and Potomac Railroad tracks and N. and S. of Furnace Rd. on approx. 14.07 ac. of land. Comp. Plan Rec: Alternative Uses. Tax Map 113-3 ((1)) 40 and 41. **DEFERRED INDEFINITELY**

**PROVIDENCE**

**RZ 2004-PR-008/FDP 2004-PR-008 - EDGEMOORE LAND, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3. **DEFERRED TO 3/23/05**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, March 3, 2005**

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**PUBLIC HEARINGS HELD**

**COUNTYWIDE**

**COUNTY CODE AMENDMENTS (FEES)** - Amendments to Chapters 2, 61, 101, 104, and 112 of The Code of the County of Fairfax, Virginia, (County Code) as follows: Pursuant to authority granted by Virginia Code Sections 15.2-107, 15.2-2204, 15.2-2241(9), 15.2-2286(A)(6), 10.1-562(I), and/or 36-105(A), the amendment proposes to increase fees charged by Land Development Services, Department of Public Works and Environmental Services, which are charged under Chapter 2, Art. 1-4 (Property Under County Control), Chapter 61, Art. 1-3 (Building Provisions), Chapter 101, Art. 2-8 (Subdivision Ordinance), Chapter 104, Art. 1-3 (Erosion and Sedimentation Control), and Chapter 112, Art. 17-109 (Zoning Ordinance) of the County Code for the review of plans, processing of permits, and making site and building inspections. The amendment increases fees related to site plan review (except Fire Marshal fees) by 38% overall, with some fees increasing by up to 50% due to round off, and increases fees related to site inspections by 82% overall, 41% each year for two years, with some fees increasing up to 86% due to round off. The amendments to Chapter 61 would increase some building code fees up to 25%, and will include permit applications, building plan review, and residential and commercial inspections. The minimum plan review fee for commercial tenant layouts will increase to \$250. The amendment also proposes various editorial changes. The Chapters 101, 104 and 112 amendments propose to establish new site-related fees for review and processing of Environmental Site Assessments (\$1,800), Soil Report Revisions (\$635), Lot Validation Applications (\$250), and Combined Storm water Detention and Best Management Practices Waiver (\$810). The proposed amendments would become effective at 12:01 a.m. on July 1, 2005, and subsequent revisions to the site inspection fees, as noted in parenthesis in the text, would be effective at 12:01 a.m. on July 1, 2006. **RECOMMEND APPROVAL**

**ZONING ORDINANCE AMENDMENT (FEES)** - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Pursuant to authority granted by *Virginia Code* Sections 15.2-107 and 15.2-2286 (A) (6), the amendment proposes to increase the application fees set forth in Sect. 18-106 to include variances, special permits, special exceptions, rezonings, and amendments thereto, appeals, and zoning compliance letters by up to 55 percent of the current fee. **RECOMMEND APPROVAL**

**PROVIDENCE DISTRICT**

**SE 2004-PR-026 - CHEVY CHASE BANK** - Appl. under Sects. 4-204 and 9-620 of the Zoning Ordinance to permit a drive-in bank and waiver of certain sign regulations. Located at 2938 Chain Bridge Rd. on approx. 38,472 sq. ft. of land zoned C-2. Tax Map 47-2 ((1)) 93. **RECOMMEND APPROVAL**

**SPRINGFIELD DISTRICT**

**S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 4 ac. generally located at Fair Oaks, (Tax Map 46-3 ((1)) 45-50 incl.) in the Springfield Supervisor District. The area is planned for institution and office uses. The Amendment will consider deleting Plan text regarding the location of a parking structure. Recommendations relating to the transportation network may also be modified. **DECISION DEFERRED TO 3/16/05**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, March 3, 2005**

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**SULLY DISTRICT**

**2232-Y05-2 - FAIRFAX COUNTY PARK AUTHORITY** - Appl. to provide lighting to three athletic fields at Colin Powell Elementary School located at 13340 Leland Road, Centreville. Tax Map 55-3 ((1)) 20A. Area III. **APPROVED**

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 3, 2005**

**DECISIONS ONLY:**

RZ 2004-PR-008 - EDGEMOORE LAND, LLC (P/H on 11/17/04)  
FDP 2004-PR-008 - EDGEMOORE LAND, LLC " "  
RZ 2004-MV-020 - GUNSTON CENTER LLC (P/H on 11/18/04)

**DEFERRAL:**

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides)  
(P/H on 11/4/04) – **D/O to 3/10/05**

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COUNTY CODE AMENDMENTS (Fees)

NO SPEAKERS

ZONING ORDINANCE AMENDMENT (Fees)

NO SPEAKERS

SEA 01-L-024 - KINGSTOWNE TOWNE CENTER, LP

NO SPEAKERS

2232-Y05-2 - FAIRFAX COUNTY PARK AUTHORITY

- |                                                                                                                      |                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1. Ralph Wills<br>President, Chantilly Youth Association<br>PO Box 220242<br>Chantilly, VA 20151                     | 3. Rob Hahne<br>Chairman, Baseball Advisory Council<br>Fairfax County Athletic Council<br>Address Unknown |
| 2. Gary Flather, President<br>Southwestern Youth Association<br>5950 Centreville Crest Lane<br>Centreville, VA 20122 |                                                                                                           |

S04-III-FC1-OUT-OF-TURN PLAN AMENDMENT (Springfield District)

NO SPEAKERS

SE 2004-PR-026 - CHEVY CHASE BANK

- |                                                                                                                     |                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 1. Bette Greenspan<br>10407 Hunter Ridge Drive<br>Oakton, VA 22124                                                  | 3. Robert Adams<br>Friends of Oakton Schoolhouse<br>3008 Webber Place<br>Oakton, VA 22124                      |
| 2. Roy Baldwin, Representative<br>Oakton Professional Center<br>2915 Hunter Mill Road, Suite 18<br>Oakton, VA 22124 | 4. Jody Bennett, History Committee<br>Hunter Mill Defense League<br>1459 Hunter View Farms<br>Vienna, VA 22182 |
| 5. Jeannie Couch<br>Address Unknown                                                                                 |                                                                                                                |

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, March 9, 2005**

*Posted: 12/14/04  
Revised: 3/10/05*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-S04-60	T. Mobile (7801 Maritime Lane)	W. Hagan	Concur

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2004-DR-031	River Bend Golf & Country Club	A. Shriber	Deferred to 3/17/05 (P/H on 2/23/05)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
PCA 79-P-038	Nevzat & Hacer Kansu	W. Mayland	Approval Recommended
SE 2004-MA-034	Enterprise Leasing Company	T. Swagler	Approval Recommended
SE 2004-LE-033	Franconia Lodge #646 Loyal Order of Moose, Inc	P. Braham	D/O to 4/28/05 (Moved from 3/3/05)

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2004-SP-024	Amerada Hess Corporation	W. Mayland	Deferred to 5/5/05 (Deferred from 2/2/05)
RZ 2003-PR-026 & PCA 76-P-118 (rehearing)	JCE, Inc. & Elm Street Development	C. Belgin	Deferred to 5/11/05 (6/16/04 to Indef.)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
WEDNESDAY, MARCH 9, 2005**

**7:30 p.m.** The Policy and Procedures Committee met in the Board Conference Room to discuss the Zoning Ordinance Amendment Work Program.

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**SE 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC.** - Appl. under Sect. 3-E04 of the Zoning Ordinance to permit a country club and golf course. Located at 9901 Beach Mill Rd. on approx. 175.80 ac. of land zoned R-E. Tax Map 7-2 ((1)) 21A; 8-1 ((1)) 22, 23, 41 and 8-3 ((1)) 4. Public Hearing held 2/23/05. ([D/O TO 3/17/05](#))

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**LEE DISTRICT**

**SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.** - Appl. under Sect. 3-104 of the Zoning Ordinance to permit an addition to an existing private club. Located at 7701 Beulah St. on approx. 6.22 ac. of land zoned R-1. Tax Map 99-2 ((1)) 50. ([D/O TO 4/28/05](#))

**MASON DISTRICT**

**SE 2004-MA-034 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR** - Appl. under Sect. 4-704 of the Zoning Ordinance to permit a vehicle rental establishment. Located at 6288 Arlington Blvd. on approx. 6.46 ac. of land zoned C-7, HC, SC and CRD. Tax Map 51-3 ((1)) 35A and 35B. ([APPROVAL RECOMMENDED](#))

**PROVIDENCE DISTRICT**

**PCA 79-P-038 - NEVZAT KANSU AND HACER K. KANSU** - Appl. to amend the proffers for RZ 79-P-038 previously approved for industrial use to permit construction of a warehouse and site modifications with an overall Floor Area Ratio (FAR) of 0.48. Located on the W. side of Juniper St. approx. 700 ft. N. of Lee Hwy. on approx. 20,066 sq. ft. of land zoned I-5 and HC. Comp. Plan Rec: mix of retail, industrial and warehouse uses. Tax Map 49-2 ((5)) 5. ([APPROVAL RECOMMENDED](#))



**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 9, 2005**

**DECISION ONLY:**

SE 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. (P/H on 2/23/05)

**DEFERRALS:**

RZ 2003-PR-026 - ELM STREET DEVELOPMENT - P/H to 5/11/05

PCA 76-P-118 - ELM STREET DEVELOPMENT - " "

**CONSENT AGENDA ITEM:**

FS-S04-60 - 7801 Maritime Lane (Deadline 5/19/05)

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SE 2004-LE-033 - FRANCONIA LODGE #646, LOYAL ORDER OF THE MOOSE, INC.

NO SPEAKERS

SE 2004-MA-034 - ENTERPRISE LEASING COMPANY D/B/A ENTERPRISE RENT-A-CAR

NO SPEAKERS

PCA 79-P-038 - NEVZAT KANSU AND HACER K. KANSU

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, March 10, 2005**

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
------------------------------------------------------------------

*Posted: 1/7/05  
Finalized: 3/11/05*

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS DEFERRED**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Public Facilities Manual Amendments – drainage divides, posting handicapped signs and cash deposits (Comm. Frost Wilson)		J. Leavitt	Deferred to 3/17/05 (deferred from 3/3/05)

**CIP WORKSHOP**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Capital Improvement Program (Workshop)		D. Marshall	

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
THURSDAY, MARCH 10, 2005**

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items.  
Commission matters may be discussed before the public hearings begin.

**ITEM SCHEDULED FOR DECISION ONLY**

**COUNTYWIDE**

**PUBLIC FACILITIES MANUAL AMENDMENTS** – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries.

**DEFERRED TO 3/17/05**

**CIP WORKSHOP**

**FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP** – A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Year 2006-2010 (with future Fiscal Years to 2015), with briefings from various County agencies. The following agencies will provide an overview of their capital program and future needs:

<b><u>Agency</u></b>	<b><u>Presenter</u></b>
Schools	Dean Tistadt, Gary Chevalier
Parks	Lynn Tadlock, Ted Zavora
Housing & Community Development	Harry Swanson, John Payne
Community & Recreation Services	Christopher Leonard
Fire & Rescue	David Rohr, Susan Herbert
Police/Animal Shelter	Larry Moser/ Pam Minnich
General District Court	Nancy Lake
Libraries	Sam Clay
Facilities Management	Jack Seamon
Community Services Board	Pam Gannon
Family Services	Kathy Froyd or Lura Bovee
Falls Church Water	Bob Etris
Transportation	Mike Lake

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 10, 2005**

**DEFERRAL:**

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides)  
(Wilson) (P/H on 11/4/04) – **Defer D/O to 3/17/05**

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**NO PUBLIC HEARINGS**

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**WORKSHOP ON CAPITAL IMPROVEMENT PROGRAM FY 2006 – 2010**

I. Introductory Remarks – Robert Stalzer, Deputy County Executive

II. Agency Briefings

1. Fairfax County Public Schools  
Gary Chevalier, Director, Office of Facilities Planning
2. Fairfax County Park Authority  
Lynn Tadlock, Director, Planning and Development Division
3. Department of Housing and Community Development  
John Payne, A.I.A., Director, Design Development and Construction Division
4. Department of Community and Recreation Services  
Christopher Leonard, Deputy Director
5. Fairfax County Fire and Rescue Department  
David Rohr, Assistant Chief, Administrative Services
6. Fairfax County Police Department  
Major Larry Moser, Commander Technical Services Bureau  
Animal Services Division  
Captain Pamela K. Minnich, Commander
7. Fairfax County General District Court  
Nancy L. Lake, Clerk
8. Fairfax County Public Library  
Edwin S. Clay III, Director
9. Facilities Management Department  
Jack Seamon, Acting Director
10. Fairfax-Falls Church Community Services Board  
Pam Gannon, Director, Facility Planning and Site Development
11. Department of Family Services  
Katherine A. Froyd, Director, Children, Youth and Family Division
12. Fairfax County Department of Transportation  
Michael R. Lake, Senior Transportation Planner, Coordination and Funding Section

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**WEDNESDAY, MARCH 16, 2005**

*Posted: 2/24/05*  
*Revised: 3/17/05*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
-----------------------------------------------------------

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ADMINISTRATIVE**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
ZOA 2005 WORK PROGRAM			Approved

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S04-III-FC1	Out-of-Turn Plan Amendment (Center Pointe Church)	L. Hush	Intent to defer to 3/17/05

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
S01-CW-15CP	Fairfax County Park Authority	S. Stallman	D/O to 4/21/05 (Moved from 2/24/05)
CSPA 1999-PR-060	Rocks Tysons Two LLC	P. Braham	Approved (Moved from 2/24/05)
2232-D04-13	City of Falls Church School Board	L. Hush	D/O to 3/31/05 (Moved from 2/24/05)

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
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None at this time.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**WEDNESDAY, MARCH 16, 2005**

Posted: 2/24/05  
Revised: 3/17/05

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
-----------------------------------------------------------

**8:15 p.m.**      The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

**SPRINGFIELD DISTRICT**

**S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approx. 4 ac. generally located at Fair Oaks, (Tax Map 46-3 ((1)) 45-50 incl.) in the Springfield Supervisor District. The area is planned for institution and office uses. The Amendment will consider deleting Plan text regarding the location of a parking structure. Recommendations relating to the transportation network may also be modified. (D/O DEFERRED TO 3/17/05.)

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan amendment will consider revising information, objectives and policies for the Parks and Recreation section of the Policy Plan element in the 2003 edition of the Comprehensive Plan for Fairfax County, VA, as subsequently amended. This summary of the proposed Plan amendment under consideration does not constitute a detailed description. The text of these proposed amendments may be modified through the public hearing process. (D/O DEFERRED TO 4/21/05.)

**DRANESVILLE DISTRICT**

**2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA** - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7<sup>th</sup> fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. (D/O DEFERRED TO 3/31/05.)

**PROVIDENCE DISTRICT**

**CSPA 1999-PR-060 - ROCKS TYSONS TWO LLC** - Appl. to amend the previously approved Comprehensive Sign Plan for CSP 99-PR-060. Located on the S. side of Leesburg Pi. approximately 200 ft. W. of its intersection with Gallows Rd. on approx. 3.77 ac. of land zoned PDC, HC and SC. Tax Map 39-2 ((1)) 7; 39-2 ((15)) 9, 11 and 30. (APPROVED.)

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 16, 2005**

**DEFERRAL:**

S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) (P/H on 3/3/05) –  
D/O to 3/17/05

**ADMINISTRATIVE:**

**ZONING ORDINANCE AMENDMENT 2005 WORK PROGRAM**

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**CSPA 1999-PR-060 - ROCKS TYSONS TWO LLC**

NO SPEAKERS

**S01-CW-15CP - OUT-OF TURN PLAN AMENDMENT (Parks)**

- |                                                                                                                              |                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1. Robert Lundegard, President<br>Friends of Colvin Run Mill<br>950 Carya Court<br>Great Falls, VA 22066                     | 6. Frank Crandall<br>McLean Citizens Association<br>900 Turkey Run Road<br>McLean, VA 22101                      |
| 2. Edward R. Batten, Sr.,<br>Lee District Representative<br>Fairfax County Park Authority Board                              | 7. Richard Bavier<br>2860 Kelly Square<br>Vienna, VA 22181                                                       |
| 3. Glenda Booth, First Vice-President<br>Audubon Society of Northern Virginia<br>7708 Tauxemont Road<br>Alexandria, VA 22308 | 8. Vivian Morgan-Mendez<br>Friends of Nottoway<br>2854 Kelly Square<br>Vienna, VA 22181                          |
| 4. Robin Rentsch<br>Great Falls Citizens Association<br>718 Springvale Road<br>Great Falls, VA 22066                         | 9. Jean Packard<br>Regional Park Authority<br>and Stakeholders Group<br>4058 Elizabeth Lane<br>Fairfax, VA 22032 |
| 5. Jack Hannon<br>West Lewinsville Heights Citizens<br>Association<br>7006 Westbury Road<br>McLean, VA 22101                 | 10. Mike Champness<br>8200 Hunting Hill Lane<br>McLean, VA 22102                                                 |

**2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS  
CHURCH, VA (Mt. Daniel Elementary School)**

- |                                                                                                                                      |                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1. Dr. Lois Berlin, Superintendent<br>Falls Church City Public Schools<br>803 West Broad Street, Suite 300<br>Falls Church, VA 22046 | 3. Marybeth Connelly, President<br>Falls Church Elementary PTA<br>204 West George Mason Road<br>Falls Church, VA 22046 |
| 2. Laura Gogal<br>308 Pine Street<br>Falls Church, VA 22046                                                                          | 4. Peggy Payne<br>5010 4 <sup>th</sup> Street North<br>Arlington, VA 22203                                             |

5. David Wuehrmann  
2339 North Oak Street  
Falls Church, VA 22046
6. Barry Tindall  
6914 Willow Street  
Falls Church, VA 22046
7. Carleen Wood-Thomas  
2328 Highland Avenue  
Falls Church, VA 22046
8. Deborah Meshulam  
6718 Marbo Court  
Falls Church, VA 22046
9. Gayle Matthews  
2341 North Oak Street  
Falls Church, VA 22046
10. David Padilla  
6838 Woodland Drive  
Falls Church, VA 22046
11. Janice Kennedy  
6906 Sycamore Street  
Falls Church, VA 22046
12. Kathleen Halayko, Principal  
Mt. Daniel Elementary School  
11614 Springtime Lane  
Fairfax Station, VA 22039
13. Jill Martin  
205 North Virginia Avenue  
Falls Church, VA 22046
14. Susan Earman  
522 Greenwich Street  
Falls Church, VA 22046
15. Josephine Murphy  
2334 North Oak Street  
Falls Church, VA 22046
16. Judy Gallimore  
2330 North Oak Street  
Falls Church, VA 22046
17. Aurora Stelz  
7950 Yancey Drive  
Falls Church, VA 22042
18. Anne Delehanty,  
Teacher Representative  
Mt. Daniel Elementary School  
7043 Leebrad Street  
Springfield, VA 22151
19. Adrienne Whyte, President  
Ellison Heights - Mt. Daniel Civic Assn.  
6704 West Falls Way  
Falls Church, VA 22046
20. Terence Healy  
2315 Highland Avenue  
Falls Church, VA 22046
21. Richard Butler  
114 West George Mason Road  
Falls Church, VA 22046
22. Bryan Wood-Thomas  
2328 Highland Avenue  
Falls Church, VA 22046
23. Thomas Gittins  
6834 Woodland Drive  
Falls Church, VA 22046
24. Zenobia Panthaki  
2320 Highland Avenue  
Falls Church, VA 22046
25. Stephen White  
2336 Highland Avenue  
Falls Church, VA 22046
26. Judy White  
2336 Highland Avenue  
Falls Church, VA 22046
27. William Swartzel  
2329 Highland Avenue  
Falls Church, VA 22046
28. Neil Patterson  
2303 Highland Avenue  
Falls Church, VA 22046



29. Jay Bass  
6911 Mount Daniel Drive  
Falls Church, VA 22046
30. Anna Link  
2242 Highland Avenue  
Falls Church, VA 22046
31. P. N. Jairam  
2235 Highland Avenue  
Falls Church, VA 22046
32. Grayson Hanes, Esquire  
Reed Smith LLP  
3110 Fairview Park Drive  
Suite 1400  
Falls Church, VA 22042
33. Robert Boggs  
2310 Highland Terrace  
Falls Church, VA 22046
34. Dan Gardner, Mayor  
City of Falls Church  
511 North Oak Street  
Falls Church, VA 22046
35. Beverly Gafsi  
2333 Highland Avenue  
Falls Church, VA 22046

**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, March 17, 2005**

*Posted: 11/12/04  
Revised: 3/21/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS DEFERRED**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031	Silvio Diana	C. Lewis	Defer D/O to 4/20/05 (P/H on 2/2/05)
Public Facilities Manual Amendments – drainage divides, posting handicapped signs and cash deposits (Commissioner Frost-Wilson)		J. Leavitt	Defer D/O to 3/23/05 (Deferred from 3/10/05)

**CONSENT AGENDA ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FSA-H98-14-2	Cingular, Fox Mill Road	W. Hagan	Concur

**DECISION ONLY ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2004-DR-031	River Bend Golf & Country Club	A. Shriber	Recommended Approval (Deferred from 3/9/05)
S04-III-FC1	Out-of-Turn Plan Amendment (Center Pointe Church)	L. Hush	Recommended Approval (Deferred from 3/16/05)

**PUBLIC HEARINGS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
CIP Public Hearing		D. Marshall	P/H held; D/O deferred to 3/23/05
SEA 87-V-106-2	Ourisman Dodge, Inc.	C. Lewis	Recommended Approval
SE 2004-SU-039 2232-Y04-18	NOVEC	K. Crookshanks	Approval (Moved from 3/30/05)
RZ 2004-PR-033 PCA 93-P-016	Vintage Crest, LC	C. Lewis	Recommended Approval (Moved from 2/10/05)
RZ/FDP 2004-LE-026	JCE, Inc.	C. Belgin	P/H held; D/O deferred to 3/23/05 (Moved from 2/24/05)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**THURSDAY, MARCH 17, 2005**

*Posted: 2/28/05*  
*Revised: 3/21/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

- 7:30 p.m.** The Capital Improvement Program Committee will meet in the Board Conference Room to discuss the Fiscal Years 2006-2010 proposals.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**ITEMS SCHEDULED FOR DECISION ONLY**

**COUNTYWIDE**

**PUBLIC FACILITIES MANUAL AMENDMENTS** – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **Defer to 3/23/05**

**LEE DISTRICT**

**SE 2003-LE-028 - SILVIO DIANA** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx 3.18 ac. of land zoned I-6 and R-1. Tax Map 99-2 ((3)) 1 pt., 2 pt., 3A pt. and 3B pt. (Concurrent with SE 2003-LE-029 and SE 2003-LE-031.) **Defer to 4/20/05**

**SE 2003-LE-029 - SILVIO DIANA** - Appl. under Sect. 9-616 of the Zoning Ordinance to permit a driveway on residentially-zoned land for uses in an industrial district. Located at 7909 and 7915 Cinder Bed Rd. on approx. 14,628 sq. ft. of land zoned R-1. Tax Map 99-2 ((3)) 1 pt. and 2 pt. (Concurrent with SE 2003-LE-028 and SE 2003-LE-031.) **Defer to 4/20/05**

**SE 2003-LE-031 - SILVIO DIANA** - Appl. under Sect. 5-604 of the Zoning Ordinance to permit a heavy industrial use (concrete mixing or batching plant). Located at 7828, 7901, 7909, and 7915 Cinder Bed Rd. on approx. 12.05 ac. of land zoned I-6. Tax Map 99-2 ((3)) 1 pt, 2 pt, 3A pt and 3B. (Concurrent with SE 2003-LE-028 and SE 2003-LE-029.) **Defer to 4/20/05**

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)** - A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2006-2010 (with Future Fiscal Years to 2015.) **P/H held; D/O deferred to 3/23/05**

**LEE DISTRICT**

**RZ 2004-LE-026/FDP 2004-LE-026 - JCE, INC.** - Appls. to rezone from R-3 to PDH-3 to permit residential development at a density of 2.53 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Burgundy Rd. opposite Quaker Ln., between the W. terminus of Hatcher St. and the E. terminus of Tennessee Dr. on approx. 10.66 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 82-2 ((1)) 37. **P/H held; D/O deferred to 3/23/05**

**MOUNT VERNON DISTRICT**

**SEA 87-V-106-02 - OURISMAN DODGE, INC.** - Appl. under Sects. 2-904, 4-804 and 9-622 of the Zoning Ordinance to amend SE 87-V-106 previously approved for vehicle sale, rental and ancillary service establishment and to permit building addition (parking garage), reduction in land area and site modifications (to permit uses in a floodplain.) Located at 5900 Richmond Hwy. on approx. 5.16 ac. of land zoned C-8, HC and CRD. Tax Map 83-2 ((1)) 2C. **Recommended approval**

**PROVIDENCE DISTRICT**

**RZ 2004-PR-033 - VINTAGE CREST, LC** - Appl. to rezone from R-1 and R-5 to R-5 to permit residential development at a density of 4.95 dwelling units per acre (du/ac) and waiver of minimum district size. Located in the N.E. quadrant of the intersection of Cedar La. and Hill Top Rd. on approx. 1.62 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 49-1 ((24)) A pt; 49-1 ((1)) 21 and 22. (Concurrent with PCA 93-P-016.) **Recommended approval**

**PCA 93-P-016 - VINTAGE CREST, LC** - Appl. to amend the proffers for RZ 93-P-016 previously approved for residential development to permit reduction in land area from 1.85 ac. to 1.82 ac., a waiver of the minimum district size and increase in density from 4.51 dwelling units per acre to 4.58 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Cedar La. and Hilltop Rd. on approx. 1.85 ac. of land zoned R-5. Comp. Plan Rec: 4-5 du/ac. Tax Map 49-1 ((24)) A, and 1-9. (Concurrent with RZ 2004-PR-033.) **Recommended approval**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, March 17, 2005**

**Page 3**

**SULLY DISTRICT**

**2232-Y04-18 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE** - Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit an electric substation. Located at 6309 Bull Run Post Office Rd. on approx. 15,600 sq. ft. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11A pt. (Concurrent with SE 2004-SU-039.) **Approved**

**SE 2004-SU-039 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE** - Appl. under Sect(s). 3-0C04 of the Zoning Ordinance to permit an electric substation. Located at 6309 Bull Run Post Office Road on approx. 15,600 sq. ft. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11A pt. (Concurrent with 2232-Y04-18.) **Recommend Approval**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**March 17, 2005**

*Posted: 03/17/05*  
*Finalized: 03/18/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISIONS ONLY:**

SE 2003-LE-028 - SILVIO DIANA (P/H on 2/2/05)      **Defer to 4/20/05**  
SE 2003-LE-029 - SILVIO DIANA      "      "      **Defer to 4/20/05**  
SE 2003-LE-031 - SILVIO DIANA      "      "      **Defer to 4/20/05**

SE 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. (P/H on 2/23/05)  
**Recommended Approval**

S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) (P/H on 3/3/05)  
**Recommended Approval**

**DEFERRAL:**

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage Divides) (Wilson) (P/H on 11/4/04) – **D/O to 3/23/05**

**CONSENT AGENDA ITEM:**

FSA-H98-14-2 - Cingular Wireless, 2455 Fox Mill Road (Deadline 5/5/05)      **Concur**

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2232-Y04-18 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE      **Approved**  
SE 2004-SU-039 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE      **Recommended Approval**

1. Joe Madigan  
6204 Sudley Forest Ct.  
Centreville, VA 20120

SEA 87-V-106-02 - OURISMAN DODGE, INC.      **Recommended Approval**

NO SPEAKERS

RZ 2004-LE-026- JCE, INC.      **Defer D/O to 3/23/05**  
FDP 2004-LE-026 - JCE, INC.      **Defer D/O to 3/23/05**

NO SPEAKERS

RZ 2004-PR-033 - VINTAGE CREST, LC      **Recommended Approval**

PCA 93-P-016 - VINTAGE CREST, LC      **Recommended Approval**

1. Joseph Lynch  
8701 Hilltop Road  
Vienna, VA 22180

3. Denise Rodgers  
8627 Dellway Lane  
Vienna, VA 22180

2. Kristina Harris  
9300 W. Courthouse Road  
Manassas, VA 20110

4. Ann Gosnell  
Dunn Loring Village HOA  
2759 Knollside Lane  
Vienna, VA 22180

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**March 17, 2005**

*Posted: 03/17/05*  
*Finalized: 03/18/05*

**Page 2**

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)**  
**Defer D/O to 3/23/05**

1. Jackie McCauley  
President, Marshall High School, PTSA  
1808 Abbey Oak Drive  
Vienna, VA 22182
2. Gina Lynch, Chairman  
Fairfax County Animal Services Advisory  
4317 Neptune Dr  
Alexandria, VA 22309
3. Neal McBride  
8105 Winter Blue Court  
Springfield, VA 22153
4. Herbert Persil  
10501 Indigo Lane  
Fairfax, VA 22032
5. G. Ray Worley  
Adult Education Committee to School Board  
2537 Gallows Road  
Dunn Loring, VA 22027
6. Lars Issa, President  
Lee Boulevard Heights Citizens Association  
Falls Church, VA

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Wednesday, March 23, 2005**

*Posted: 11/12/04*  
*Revised: 3/24/05*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
------------------------------------------------------------------

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS DEFERRED**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Public Facilities Manual Amendments – drainage divides, posting handicapped signs and cash deposits (Commissioner Frost-Wilson)		J. Leavitt	<b>D/P deferred to 4/21/05</b> (Deferred from 3/17/05)
SE 2004-MV-032	Kristen and James Baldwin	C. Belgin	<b>P/H deferred to 6/16/05</b> (Deferred from 1/27/05)

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FS-V05/2	T-Mobile, 9751 Ox Road	W. Hagan	<b>Concur</b>

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2004-PR-008 & FDP 2004-PR-008	Edgemore Land LLC	R. Murray	<b>Recommended Approval</b> <b>Approved</b>
CIP Mark-up		D. Marshall	<b>Recommended Approval</b>
RZ 2004-LE-026 & FDP 2004-LE-026	JCE, Inc.	C. Belgin	<b>Recommended Approval</b> <b>Approved</b>

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP 2004-SP-027	Randolph J. Bender	K. Crookshanks	<b>P/H held; D/O to 4/28/05</b>
RZ 2004-MV-030	Luken Company, L.C.	P. Braham	<b>P/H held; D/O to 4/28/05</b>
RZ 2004-SP-036	Sewan Enterprises, LLC	A. Shriber	<b>Recommended approval</b>
RZ/FDP 2004-PR-24	Anthony Development Ltd.	C. Belgin	<b>P/H held; D/O to 4/28/05</b>



# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

Wednesday, March 23, 2005

Posted: 3/1/05  
Revised: 3/24/05

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

- 7:30 p.m.** The School Facilities Committee will meet in the Board Conference Room to complete the proposed proffer language for contributions to schools.
- 8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

### DECISION ONLY

#### COUNTYWIDE

**FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)** - Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2006-2010 (with Future Fiscal Years to 2015.) **Recommended Approval**

**PUBLIC FACILITIES MANUAL AMENDMENTS** – The proposed amendments address issues related to posting accessible parking spaces (Section 7-0802.4, Table 7-1200, and plates 32C-7 and 32CM-7), cash deposits (Section 2-0601.4B(1)), and natural drainage divides (Section 6-0202.3A). Copies of the full text of the aforementioned amendments are on file and may be inspected at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, copies of the full text will also be available for inspection at the County's Regional and Community Public Libraries. **DEFERRED TO 4/21/05**

#### LEE DISTRICT

**RZ 2004-LE-026/FDP 2004-LE-026 - JCE, INC.** - Appls. to rezone from R-3 to PDH-3 to permit residential development at a density of 2.53 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Burgundy Rd. opposite Quaker Ln., between the W. terminus of Hatcher St. and the E. terminus of Tennessee Dr. on approx. 10.66 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 82-2 ((1)) 37. **Recommended Approval**

#### PROVIDENCE DISTRICT

**RZ 2004-PR-008/FDP 2004-PR-008 - EDMOORE LAND, LLC** - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.24 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the W. side of Hunter Rd. N. of its intersection with Stolen Moments Terr. on approx. 4.84 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 48-2 ((1)) 3. **Recommended Approval**

### PUBLIC HEARINGS

#### MOUNT VERNON DISTRICT

**RZ 2004-MV-030 - LUKEN COMPANY, LC** - Appl. to rezone from R-2 to R-3 to permit cluster residential development at a density of 1.90 dwelling units per acre (du/ac). Located on the W. side of Lukens La. and approx. 50 ft. N. of the intersection of Lukens La. and Old Mill Rd. on approx. 3.71 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 110-1 ((1)) 40, 41 and 42.

**P/H held; D/O deferred to 4/28/05**

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, March 23, 2005**

**Page 2**

**SE 2004-MV-032 - KRISTEN BALDWIN AND JAMES B. BALDWIN AND THE BOARD OF SUPERVISORS** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a flood plain. Located at 6423 15<sup>th</sup> St. on approx. 10,500 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (10) 1. **Deferred to 6/16/05**

**PROVIDENCE DISTRICT**

**RZ 2004-PR-024/FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD** - Appls. to rezone from R-1 to PDH-4 to permit residential development at a density of 3.08 dwelling units per acre (du/ac) and approval of the conceptual and final development plans and waiver of minimum district size. Located on the W. side of George Washington Rd., approximately 1,400 ft. N. of its intersection with Wolftrap Rd. on approx. 1.31 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-1 ((9)) 39. **P/H held; D/O deferred to 4/28/05**

**SPRINGFIELD DISTRICT**

**RZ 2004-SP-036 - SEWAN ENTERPRISES, LLC** - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 2.0 dwelling units per acre (du/ac). Located on the E. side of Lee Chapel Rd. directly opposite of Ironmaster Dr., approx. 1,600 ft. S of Old Keene Mill Rd. on approx. 1.01 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 88-1 ((1)) 28. **Recommended Approval**

**RZ 2004-SP-027/FDP 2004-SP-027 - RANDOLPH J. BENDER** - Appls. to rezone from C-8, R-1 and WS to PDH-2 and WS to permit residential development at a density of 1.98 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Lee Hwy., approx. 500 ft. E. of Holly Ave. and 500 ft. W. of Robertson Farm Ct. on approx. 8.07 ac. of land. Comp. Plan Rec: Fairfax Center Area 1-2 du/ac. Tax Map 56-1 ((1)) 46 and 56-1 ((7)) 1A. **P/H held; D/O deferred to 4/28/05**

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**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON THURSDAY, MARCH 24, 2005.**

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, March 23, 2005**  
**Page 1**

Posted: 03/23/05  
Finalized: 03/24/05

P/H – Public Hearing  
D/O – Decision Only

**DECISIONS ONLY:**

RZ 2004-LE-026- JCE, INC. (P/H on 3/17/05)  
FDP 2004-LE-026 - JCE, INC. " "

Recommended approval  
Approved

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP (P/H on 3/17/05)  
Recommended Approval

RZ 2004-PR-008 - EDGEMOORE LAND, LLC (P/H on 11/17/04)  
FDP 2004-PR-008 - EDGEMOORE LAND, LLC " "

Recommended approval  
Approval

**DEFERRALS:**

SE 2004-MV-032 - KRISTEN BALDWIN AND JAMES B. BALDWIN AND THE BOARD OF  
SUPERVISORS - **Defer P/H to 6/16/05**

PUBLIC FACILITIES MANUAL AMENDMENTS (Parking Spaces, Cash Deposits, and Drainage  
Divides) (Wilson) (P/H on 11/4/04) - **Defer to 4/21/05**

**FEATURE SHOWN:**

FS-V05-2 - Omnipoint Communications (T-Mobile), 9751 Ox Road (Deadline 5/9/05) **Concur**

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RZ 2004-MV-030 - LUKEN COMPANY, LC

**P/H held – D/O deferred to 4/28/05**

1. Walter Johns  
4900 Old Mill Road  
Alexandria, VA 22309

2. Belinda Johns  
4900 Old Mill Road  
Alexandria, VA 22309

3. Jane Sirieys  
4914 Old Mill Road  
Alexandria, VA 22309

4. Denis Sirieys  
4914 Old Mill Road  
Alexandria, VA 22309

5. Anita Shifflett  
3804 Great Neck Court  
Alexandria, VA 22309

RZ 2004-PR-024- ANTHONY DEVELOPMENT LTD  
FDP 2004-PR-024 - ANTHONY DEVELOPMENT LTD

**P/H held – D/O deferred to 4/28/05**  
**P/H held – D/O deferred to 4/28/05**

1. Thomas Hodge  
8257 George Washington Court  
Vienna, VA 22182

2. Craig Gavin  
2025 George Washington Road  
Vienna, VA 22182

3. Doris Uher  
2030 George Washington Road  
Vienna, VA 22182

4. Kevin Uher  
2030 George Washington Road  
Vienna, VA 22182

5. Robert Adams  
2015 Lord Fairfax Road  
Vienna, VA 22182

6. Janet Bradley  
8250 Trailwood Court  
Vienna, VA 22182

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Wednesday, March 23, 2005**  
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*Posted: 03/23/05*  
*Finalized: 03/24/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

- |                                                                                              |                                                                         |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 7. Dmytro Halkyn<br>Madrillon Manors Association<br>8270 Trailwood Court<br>Vienna, VA 22182 | 9. Kelley Gillespie<br>8255 George Washington Court<br>Vienna, VA 22182 |
| 8. Robert Singleton<br>2024 George Washington Road<br>Vienna, VA 22182                       | 10. Omar Khatwa<br>8254 George Washington Road<br>Vienna, VA 22182      |

RZ 2004-SP-027- RANDOLPH J. BENDER  
FDP 2004-SP-027 - RANDOLPH J. BENDER

P/H held – D/O deferred to 4/28/05  
P/H held – D/O deferred to 4/28/05

- |                                                                                                        |                                                                                                                              |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 1. Jonathan Kee<br>Robertson Farm Homeowners Assn.<br>11808 Robertson Farm Circle<br>Fairfax, VA 22030 | 4. Assad Mattin<br>Robertson Farm Homeowners Assn.<br>Board of Directors<br>11812 Robertson Farm Circle<br>Fairfax, VA 22030 |
| 2. Pong Ko<br>11822 Robertson Farm Circle<br>Fairfax, VA 22030                                         | 5. Thomas Lee<br>11810 Robertson Farm Circle<br>Fairfax, VA 22030                                                            |
| 3. Chung Kim<br>11818 Robertson Farm Circle<br>Fairfax, VA 22030                                       |                                                                                                                              |

RZ 2004-SP-036 - SEWAN ENTERPRISES, LLC

Recommended Approval

NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, March 31, 2005**

*Posted: 10/26/04*  
*Revised: 10/26/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**DECISION ONLY ITEMS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-D04-13	City of Falls Church School Board	L. Hush	Approved (P/H was 3/16/05)

**PUBLIC HEARINGS HELD**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2004-MV-037	Potomac Custom Homes, LLC	C. Lewis	Recommended approval
PCA 75-7-007	Blake Hills Community Association	K. Sandhu	Recommended approval
PCA 1999-MV-025	Minnieland Private Day School, Inc.	P. Braham	Recommended approval
SE 2004-MV-038	Kelly & Jim Campbell	C. Belgin	Recommended approval

**FEATURES SHOWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
FSA-L04-21-1	Omnipoint, Franconia Road	D. Marshall	Concur
FS-M05-1	Nextel, Edsall Road	D. Marshall	Concur
FSA-S97-40-1	New Cingular, Union Mill Road	D. Marshall	Concur

**ITEMS DEFERRED**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE 2004-PR-037	Anthony Q. Tedder	P. Braham	P/H to 5/5/05
RZ 2004-SU-029	Stanley Martin Homebuilding LLC	T. Swagler	Deferred to 1/18/06 (Moved from 3/30/05)

# FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, March 31, 2005

Posted: 03/14/05  
Revised: 4/1/05

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**NOTE: THE PLANNING COMMISSION WILL NOT HOLD PUBLIC HEARINGS ON WEDNESDAY, MARCH 30, 2005.**

**7:30 p.m.** The Policy and Procedures Committee will meet in the Board Conference Room to discuss the procedures for the South County Area Plans Review (APR) process.

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

## ITEMS SCHEDULED FOR DECISION ONLY

### DRANESVILLE DISTRICT

**2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA** - To propose a school expansion at Mt. Daniel Elementary, located at 2328 N. Oak St., Falls Church. Tax Maps 40-4 ((1)) 22, 40-4 ((15)) A, 40-4 ((19)) (A) 41. Area II. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7<sup>th</sup> fl., Herrity Building, 12055 Government Center Pkwy., Fairfax. [Approved](#)

## ITEMS SCHEDULED FOR PUBLIC HEARING

### MOUNT VERNON DISTRICT

**RZ 2004-MV-037 - THOMAS V. OKEEFE, JR. (POTOMAC CUSTOM HOMES, LLC)** - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.51 dwelling units per acre (du/ac). Located in the S.W. quadrant of the intersection of Virginia Dr. and Rolling Rd. on approx. 3.59 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-2 ((4)) 1 and 2 and Lenore Dr. and portions of Virginia Dr. public rights-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of the public rights-of-way for Lenore Dr. and portions of Virginia Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) [Recommended Approval](#)

**PCA 1999-MV-025 - MINNIELAND PRIVATE DAY SCHOOL, INC.** - Appl. to amend the proffers for RZ 1999-MV-025 previously approved for commercial development to permit a change in proffers to allow a child care center in a shopping center with an overall Floor Area Ratio (FAR) of 0.19. Located in the S.E. quadrant of the intersection of Lorton Market St. and Lorton Rd. on approx. 22.20 ac. of land zoned C-6. Comp. Plan Rec: Mixed Use. Tax Map 107-4 ((23)) E4 and E5. (Concurrent with SEA 99-V-020.) [Recommended Approval](#)

**SEA 99-V-020 - MINNIELAND PRIVATE DAY SCHOOL, INC.** - Appl. under Sect. 4-604 of the Zoning Ordinance to amend SE 99-V-020 previously approved for an automobile oriented use, fast food restaurant, service station/mini-mart, car wash, drive-in bank and increase in building height to permit addition of a child care center. Located in the S.E. quadrant of the intersection of Lorton Market St. and Lorton Rd. on approx. 22.20 ac. of land zoned C-6. Tax Map 107-4 ((23)) E4 and E5. (Concurrent with PCA 1999-MV-025.) [Recommended Approval](#)

**MOUNT VERNON DISTRICT (Cont.)**

**SE 2004-MV-038 - KELLY AND KIM CAMPBELL** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located at 11727 River Dr. on approx. 1.56 ac. of land zoned R-E. Tax Map 122-2 ((2)) 7. [Recommended Approval](#)

**PROVIDENCE DISTRICT**

**PCA 75-7-007 - BLAKE HILLS COMMUNITY ASSOCIATION** - Appl. to amend the proffers for RZ 75-7-007 previously approved for residential development at a density of 11.11 dwelling units per acre (du/ac) to permit removal of a tot lot. Located in the N.E. quadrant of Blake La. and Edgelea Rd. on approx. 22,937 sq. ft. of land zoned R-12. Comp. Plan Rec: 8-12 du/ac. Tax Map 48-1 ((41)) A. [Recommended Approval](#)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**Thursday, March 31, 2005**

*Posted: 03/31/05*  
*Finalized: 04/1/05*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

**DECISION ONLY:**

2232-D04-13 - SCHOOL BOARD OF THE CITY OF FALLS CHURCH AND THE CITY OF FALLS CHURCH, VA (Mt. Daniel Elementary School) (P/H on 3/16/05) - [Approved](#)

**DEFERRALS:**

SE 2004-PR-037 - ANTHONY Q. TEDDER - [P/H to 5/5/05](#)

RZ 2004-SU-029 - STANLEY- MARTIN HOMEBUILDING, LLC – [P/H Indef.](#)

**FEATURES SHOWN:**

FSA-L04-21-1 - Omnipoint Communications (T-Mobile), 5801 Franconia Road - [Concur](#)

FS-M05-1 - Nextel Communications, Inc., 6461 Edsall Road - [Concur](#)

FSA-S97-40-2 - New Cingular (formerly AT&T Wireless), 6001 Union Mill Road - [Concur](#)

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RZ 2004-MV-037 - THOMAS V. OKEEFE, JR. (POTOMAC CUSTOM HOMES, LLC)

[Recommended approval](#)

NO SPEAKERS

PCA 1999-MV-025 - MINNIELAND PRIVATE DAY SCHOOL, INC. [Recommended approval](#)

SEA 99-V-020 - MINNIELAND PRIVATE DAY SCHOOL, INC. [Recommended approval](#)

NO SPEAKERS

SE 2004-MV-038 - KELLY AND KIM CAMPBELL [Recommended approval](#)

NO SPEAKERS

PCA 75-7-007 - BLAKE HILLS COMMUNITY ASSOCIATION (Prov.) [Recommended approval](#)

NO SPEAKERS